

WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

PUBLIC HEARING

August 4, 2008

0807-DP-10

Exhibit 1

PETITION NUMBER:	0807-DP-10
SUBJECT SITE ADDRESS:	500 Deer Walk Trace
PETITIONER:	City of Westfield Parks & Recreation Department
REQUEST:	Development and Site Plan review of plans for Freedom Trail Park.
CURRENT ZONING:	SF-2
CURRENT LAND USE:	Public Park
APPROXIMATE ACREAGE:	10
ASSOCIATED PETITIONS:	0807-SIT-09
EXHIBITS:	1. Staff Report 2. Technical Advisory Committee Letters 3. Petitioner's Exhibits
STAFF REVIEWER:	Al Salzman

SITE HISTORY

0303-DP-07 &
0303-SIT-04

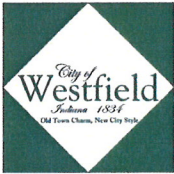
Development Plan and Site Plan review of the development of the Freedom Trail Park

PETITION HISTORY

- The August 4, 2008 Advisory Plan Commission Meeting represents the first public hearing before the Advisory Plan Commission for the parking areas, concession stand, and restrooms.
- This petition was scheduled to appear before the Advisory Plan Commission for public hearing at the July 21, 2008 meeting, but was continued due to a legal notice defect.
- This item previously appeared at the July 7, 2008 Workshop Meeting.

PROCEDURAL

- Notification of the August 4, 2008 public hearing was provided to abutting property owners in accordance with the Rules and Procedure on July 25, 2008.
- Notice for the August 4, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with Rules of Procedure.
- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the



requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

- Any denial must be justified in writing on the accompanying Finding of Fact sheet.

DEVELOPMENT REQUIREMENTS

GENERAL

1. Zoning District Standards

Compliance with all standards of the AG-SF-1 District has been verified.

2. Overlay District Standards

The subject site is not located in any overlay zone.

3. Subdivision Control Ordinance

The subject site is not being subdivided.

4. Development Plan Ordinance

The proposal is compliant with all requirements of the Development Plan Review ordinance.

5. Comprehensive Plan Compliance

See Public Policies section below.

6. Street and Highway Access

Submitted plans depict a paved parking area, accessible from Savannah Lane and Sonhatsett Drive. This access configuration has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

7. Street and Highway Capacity

Access to the proposed parking area from both Savannah Lane and Sonhatsett Drive has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

8. Utility Capacity

See Technical Advisory Committee Letters, Exhibit 2.

TAC agencies in attendance at the June 24, 2008 TAC meeting were informed that detailed technical plans would be provided at a later date, but prior to the issuance of an ILP for any structure at the subject site. The TAC agencies have agreed to allow this petition to proceed through Development Plan Review despite the absence of detailed technical plans, provided the agencies retain their rights to final review and approval. The Parks & Recreation Department is in agreement with this arrangement.

9. Traffic Circulation Compatibility

The internal traffic circulation of the subject site has been evaluated by WCD, WPWD and



WFD, and has been preliminarily approved.

DEVELOPMENT REQUIREMENTS

FOR EACH DISTRICT

- | | |
|---|---------------|
| a. Site Access and Circulation | Compliant |
| b. Landscaping – WC 16.06 et al: | Compliant |
| c. Lighting – WC 16.07 et al: | Compliant |
| d. Signs- WC 16.08 et al: | None proposed |
| e. Building Orientation | |
| 1. No loading spaces or loading docks are proposed. | |
| 2. No loading spaces are proposed. | |
| f. Building Orientation: | Compliant |

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See “Finding of Fact” section below.

Thoroughfare Plan-Feb 2007

Both Savannah Lane and Sonhatsett Drive are identified as “Local Roads” by the Thoroughfare Plan, and neither requires the dedication of additional right-of-way.

Parks & Recreation Master Plan-Dec 2007

The current Parks & Recreation Master Plan was developed prior to the addition of Freedom Trail Park to the Westfield Parks & Recreation inventory, and contains no specific recommendations for Freedom Trail Park. The Westfield Parks & Recreation five-year action plan approved by the Westfield City Council in 2007 identifies a series of improvements to Freedom Trail Park commencing in 2008. The proposed improvements are consistent with the approved Parks & Recreation action plan.

Water & Sewer System

Public water and sewer facilities are available at the subject site.

Annexation

The subject site is located within the corporate limits of the City of Westfield.

FINDINGS OF FACT

- 1) The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan,

Staff finding: The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan identifies the subject site as located in an “Existing Suburban” area (pg. 38). It



further identifies institutional and recreational uses as appropriate land uses in the Existing Suburban area (pg. 38).

2) The proposed development satisfies the development requirements specified in this ordinance.

The petition is compliant with the applicable development requirements.

RECOMMENDATIONS

Approve the petition, subject to the following condition:

1. That all necessary approvals and permits be obtained from the WPWD and the Hamilton County Surveyor's Office prior to the issuance of an ILP for the proposed parking area or structures.

AFS

DRAFT